

STAMSKI AND MCNARY, INC.

80 Harris Street  
Acton, Massachusetts 01720  
(978) 263-8585  
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.  
JOSEPH MARCH, P.E., P.L.S.

June 28, 2005

Acton Board of Selectmen  
472 Main Street  
Acton, MA 01720

Re: 4 High Street

Members of the Board,

On behalf of our client, Faulkner Mill Realty, LLC, we are writing to you, acting as the Acton Sewer Commissioners, to proceed on our earlier request to specifically authorize the 30 multi-family units proposed at 4 High Street, each with two bedrooms or less, to be serviced by the public sewer in Main Street.

The Board has approved a Site Plan Special Permit and Use Special Permit for the project and is very familiar with the details of the proposal.

Our client has corresponded with Doug Halley, Health Director, regarding the formula for calculating betterment fees. The applicant is willing to connect based on the terms of the formula that was discussed. The fee will be two hundred forty seven thousand, four hundred sixty one dollars and sixty cents (\$247,461.60).

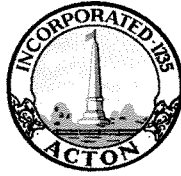
We thank you for your time in consideration of this matter. Please call our office if you have any further questions.

Respectfully yours,

Stamski and McNary, Inc.



George Dimakarakos, P.E.



## INTERDEPARTMENTAL COMMUNICATION

Acton Board of Health - Telephone 978-264-9634 - Fax 978-264-9630

July 12, 2005

TO: Don Johnson, Town Manager  
FROM: Doug Halley, Health Director  
SUBJECT: Faulkner Mill Sewer Privilege Fee

The Health Department has received a copy of the June 28, 2005 letter from Stamski & McNary requesting the authorization of the 30 multi-family units that comprise the Faulkner Mill project at 4 High Street to be connected to the sewer. In this letter Faulkner Mill Realty agrees to pay a privilege fee of \$247,461.60. The privilege fee is based on a formula developed for the Powdermill Plaza project. The following is the methodology of that formula in relationship to the Faulkner Mill Realty Project:

### **SEWER PRIVILEGE FEE**

To illustrate how the Sewer Privilege methodology works, the following would be the result of applying the formula to the proposed Faulkner Mill Realty (4 High Street) Sewer Extension Project:

1. This property represents 20.1 SBUs (30 residential units, each with two bedrooms or less, thereby having a betterment unit of .67 each). Multiplied by \$12,311.52 (the established value of one betterment unit), the first element of the sewer privilege fee is \$247,461.60.
2. Since the property has two multi-family buildings and each requires one connection to the system, each would pay an additional \$150, for a total addition of \$300.
3. This total Sewer Privilege Fee of \$247,761.60 would be payable in advance of the connection.
4. The applicant intends to access the public sewer through the Erikson Grain Mill (113 Main Street), which already has a sewer stub available. Therefore an estimated cost of construction of the public portion of the sewer extension project is not necessary because no part of the project will be public.
5. With no public component the project proponents would receive no deduction from the Sewer Privilege Fee.

In accordance with the formula Faulkner Mill Realty's payment would be \$247,761.60. In their letter the amount they indicated does not include the \$300.00 connection permit fee but I have been in contact with them and they understand and agree with that permit charge.